

IN RE: PETITION FOR SPECIAL HEARING \*  
237 ft. N of c/l of Aylesbury  
Rd. (50' wide), E/S York Rd. \*  
1905 York Road \*  
8th Election District \*  
4th Councilmanic District \*  
Weerasak Limawarut, et ux  
Petitioners \*

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE # 92-21-SPH

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for that property known as 1905 York Road in Lutherville. The property owner has filed this Petition seeking approval of "the current use of the existing parking area located on the subject property. . . with or without conditions such as planting of shrubbery or, in the alternative, a stay of enforcement proceedings until the applicant can file for a zoning reclassification."

The existing parking scheme, as shown on Petitioners' Exhibit No. 1, the site plan of the property to accompany the Petition, shows 9 spaces in the front of the lot adjacent to York Road and 6 parking spaces to the rear of the building.

The subject property is .29 acres (+/-) in gross area and is zoned R.O. in the front and D.R.3.5 in the rear. The R.O. portion of the property adjoins York Road and contains the front parking arrangement described above, and a 1 story framed dwelling used as a medical office. The rear of the structure, zoned D.R.3.5, contains 6 parking spaces and is .10 acres in size.

The zoning history of the property is significant. The initial zoning case for the property was case No. 80-216-XA in which the Petitioners requested a special exception and setback variances for a nonresident doctor's

office. However, that Petition was withdrawn and there was no hearing.

Subsequently, in January of 1982, the Petitioners were granted a parking variance from Section 409.2.C.4 of the Baltimore County Zoning Regulations to permit parking spaces 0 ft. from the street property line in lieu of the required 8 ft. That matter was heard under case No. 82-146-A.

Lastly, the Petitioners submitted a variance to permit a free standing double faced illuminated sign of 72 sq. ft. under case No. 90-150-A. Zoning Commissioner Haines, in his Findings of Fact and Conclusions of Law, outlined the zoning history of the property and noted that the Petitioners consistently disregarded zoning regulations and had not improved the property as set forth in their site plan. However, he approved the variance, but imposed numerous restrictions.

As to testimony in the present case, the Petitioners presented evidence describing the property as outlined above and indicating that the parking scheme, as shown on the plan, was required because of the traffic generated by the doctor's office. Also, other properties in the neighboring area were referenced and the parking arrangements which were in use at those facilities.

Particularly persuasive was the testimony of Jeffrey Long, a Planner in the Office of Planning and Zoning. He is in support of the Petitioners' request for so long as the Petitioners provide landscaping in a manner similar to that shown on Petitioners' Exhibit No. 5. Further, Mr. Long recommended that the Petitioners file a request for a reclassification of the property from D.R.3.5 to R.O. on the rear portion of the property.

In determining the appropriateness of the Petition for Special Hearing, I am cognizant of the history of the property and the fact that same has often been used without regard to the appropriate zoning regulations. Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

ther, the property owners have often failed to improve the property, as required, and comply with restrictions imposed by the Zoning Commissioner. Nonetheless, it is clear that along this stretch of York Road, parking is at a premium and that development of on site parking and reasonable site traffic flow should be encouraged. Mr. Long noted, the property is within close proximity of residential area and steps should be taken to reduce the impact of this use upon the neighboring residents. Based upon all of these considerations, I am persuaded that the Petition for Special Hearing should be granted, with restrictions. In my view, this will help reduce the impact of the use on this site to the surrounding properties while allowing the property owner to enjoy a reasonable use of his property.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15<sup>th</sup> day of Dec., 1991 that, pursuant to the Petition for Special Hearing, request for approval of the current use of the existing parking area located on the subject property, as more particularly described on Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein.

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall submit a landscape plan substantially in conformance with Petitioners' Exhibit No. 1 to be approved by the

Baltimore County Landscape Planner in the Office of Planning and Zoning on or before January 15, 1992. A copy of the approved plan shall be submitted to the Zoning Commissioner for final approval prior to the issuance of any permits. All landscaping, in accordance with said plan, shall be in place by July 1, 1992.

3. Within 30 days of the completion of said landscaping, the Petitioners shall provide to the Office of the Zoning Commissioner written proof from a Certified Landscape Architect that all of the planning requirements of the approved landscaping plan have been fulfilled.

4. The 6 parking spaces in the rear of the property shall be designated as the employee lot and, whenever possible and practical, employee parking shall be restricted to that vicinity of the property.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmn

#### PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

92-21-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the current use of the existing parking area located on the subject property as described by the revised surveyor's plat attached hereto, with or without conditions such as the planting of shrubbery, or in the alternative a stay of enforcement proceedings until the applicant can file for a zoning reclassification.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

THOMAS E. WEBB

(Type or Print Name)

Signature

Suite 401, Heaver Plaza, 1301 York Rd.

Address

Lutherville, Maryland 21093

City and State

Attorney's Telephone No.: (301) 321-1896

Legal Owner(s):

WEERASAK LIMAWARUT

(Type or Print Name)

Signature

SALEEWUN LIMAWARUT

(Type or Print Name)

Signature

Address

1905 York Road

Address

Lutherville, Maryland 21093

City and State

Name

Suite 401, Heaver Plaza, 1301 York Road

Address

Lutherville, MD 21093

City and State

Phone No.

321-1896

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock

ESTIMATED LENGTH OF HEARING - 1/2HR. (over)

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER DATE 7-11-91

REVIEWED BY: (over)

R.C.O.-No. 1

#### ZONING DESCRIPTION

BEGINNING at a point on the East side of York Road which is 66 feet wide at the distance of 237 feet North of the centerline of Aylesbury Road which is 58 feet wide. Thence the following courses and distances:

North 19°51' West 82.00 feet. thence  
North 73°44'45" East 173.00 feet. thence  
South 02°10'46" East 74.67 feet. thence

South 70°09' East 150.00 feet to the place of beginning as recorded in Deed Liber 6246 at Folio 276.

BEING Lot 3 in the subdivision of "Plat A Northampton" as recorded in Baltimore County Plat Book No. 19 at Folio 47, containing 12415 square feet or 0.29 acres of land more or less. Also known as 1905 York Road and located in the 8th Election District.

THOMAS E. WEBB  
BRIAN R. McHENRY  
ERIC J. BLITZ

OF COUNSEL  
GERALD S. KLEIN

KLEIN & WEBB  
ATTORNEYS AT LAW  
SUITE 401, HEAVER PLAZA  
1301 YORK ROAD  
LUTHERVILLE, MARYLAND 21093

TELEPHONE NO.  
(410) 321-1896  
FAX NO.  
(410) 296-3054

PARALEGAL  
GERRI C. AUCHINCLOSS

April 29, 1992

Office of the Baltimore County  
Zoning Commissioner  
Baltimore County Zoning Office  
111 West Chesapeake Avenue  
Room 113  
Towson, Maryland 21204

RE: Landscaping Plan - 92-21-SPH  
Weerasak Limawarut, et ux

Dear Sir/Madam:

Enclosed please find a copy of the approved landscape plan which was required by the Zoning Commissioner's Order in Case No. 92-21-SPH. The plan was approved by Avery Hardin and construction under the plan is set to begin on May 6, 1992. Upon completion, we will get the appropriate approval from the zoning officials to complete the conditions which were required of the Limas in the Zoning Commissioner's Order.

The primary purpose in forwarding this landscaping plan is to make sure it is included in the Limas' file so when the time comes for the final approval of the landscaping work, the Zoning Commissioner's Office has all the necessary documents.

If you have any questions, please do not hesitate to contact me.

Very truly yours,  
ERIC J. BLITZ

EJB/mrc  
Enclosure

RECEIVED  
APR 30 1992

ZONING OFFICE

KLEIN & WEBB  
ATTORNEYS AT LAW  
SUITE 401, HEAVER PLAZA  
1301 YORK ROAD  
LUTHERVILLE, MARYLAND 21093

RECEIVED  
APR 8 1992  
ZONING COMMISSIONER

THOMAS E. WEBB  
BRIAN R. McHENRY  
ERIC J. BLITZ

OF COUNSEL  
GERALD S. KLEIN

June 3, 1992

TELEPHONE NO.  
(410) 321-1896  
FAX NO.  
(410) 296-3054  
PARALEGAL  
GERRI C. AUCHINCLOSS

RE: In Re: Weerasak Limawarut, et al.  
Case No.: 92-21-SPH

Dear Commissioner Schmidt:

Pursuant to the Order dated December 18, 1991, in Case No. 92-21-SPH, the Petitioners have fully completed the four conditions precedent to the relief granted by said Order. Pursuant to condition precedent number 3, I have enclosed a copy of the landscape architect's certification that the planning requirements of the approved landscaping plan have been fulfilled. I have also enclosed for the record an interoffice correspondence from Mr. E. Avery Harden to Timothy Pitts concerning the compliance with the landscaping requirements. The Order required all planting and landscaping to be completed by July 1, 1992 and I note that the Petitioners have met said requirement.

The completion of all the conditions precedent to the Zoning Commissioner's Order should close this case, and I would appreciate it if the Office of the Zoning Commissioner could provide us with written notification of their acceptance of the architect's certification as well as a notification that all of the requirements of the Order have been met. I would also request that the enforcement case currently pending in the Baltimore County District Court, Case No. SP-1046-90, be dismissed.

If you have any questions regarding the matters contained in this letter, please do not hesitate to contact me.

Very truly yours,  
ERIC J. BLITZ

EJB/mrc  
Enclosures  
cc: Dr. Saleewun Limawarut



Rev. 10/5/89

I HEREBY CERTIFY THAT THE LANDSCAPE  
INSTALLATION REQUIREMENTS, AS SET  
FORTH IN THE APPROVED FINAL  
LANDSCAPE PLAN AND AS  
SPECIFIED BY  
THE BALTIMORE COUNTY LANDSCAPE MANUAL  
(ADOPTED MAY 7, 1984, AMENDED  
NOVEMBER 18, 1985),  
HAVE BEEN FULFILLED:

Print Name of Project: DR. LIMA  
Location: 1905 YORK ROAD  
CRG # or Building Permit #: PLAN DATED: 3-30-92  
Print Developer's Name: DR. LIMA  
Mailing Address: 1905 YORK ROAD  
TIMONIUM, MD 21093

Signature, Date and Seal of Landscape Architect



BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Timothy Fitts  
Zoning Enforcement

FROM: E. Avery Harden 44  
Developers Engineering Division

SUBJECT: 1905 York Road

Date: May 27, 1992

1905 York Road is in full compliance with its landscape requirements.

EAH:pab  
cc: File

1905YORK/PB\_MEMO4

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

December 16, 1991

Brian McHenry, Esquire  
Thomas E. Webb, Esquire  
Suite 401, The Heaver Plaza  
1301 York Road  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
Weerasak Limawarut, et ux, Petitioners  
Case No. 92-21-SPH

Gentlemen:

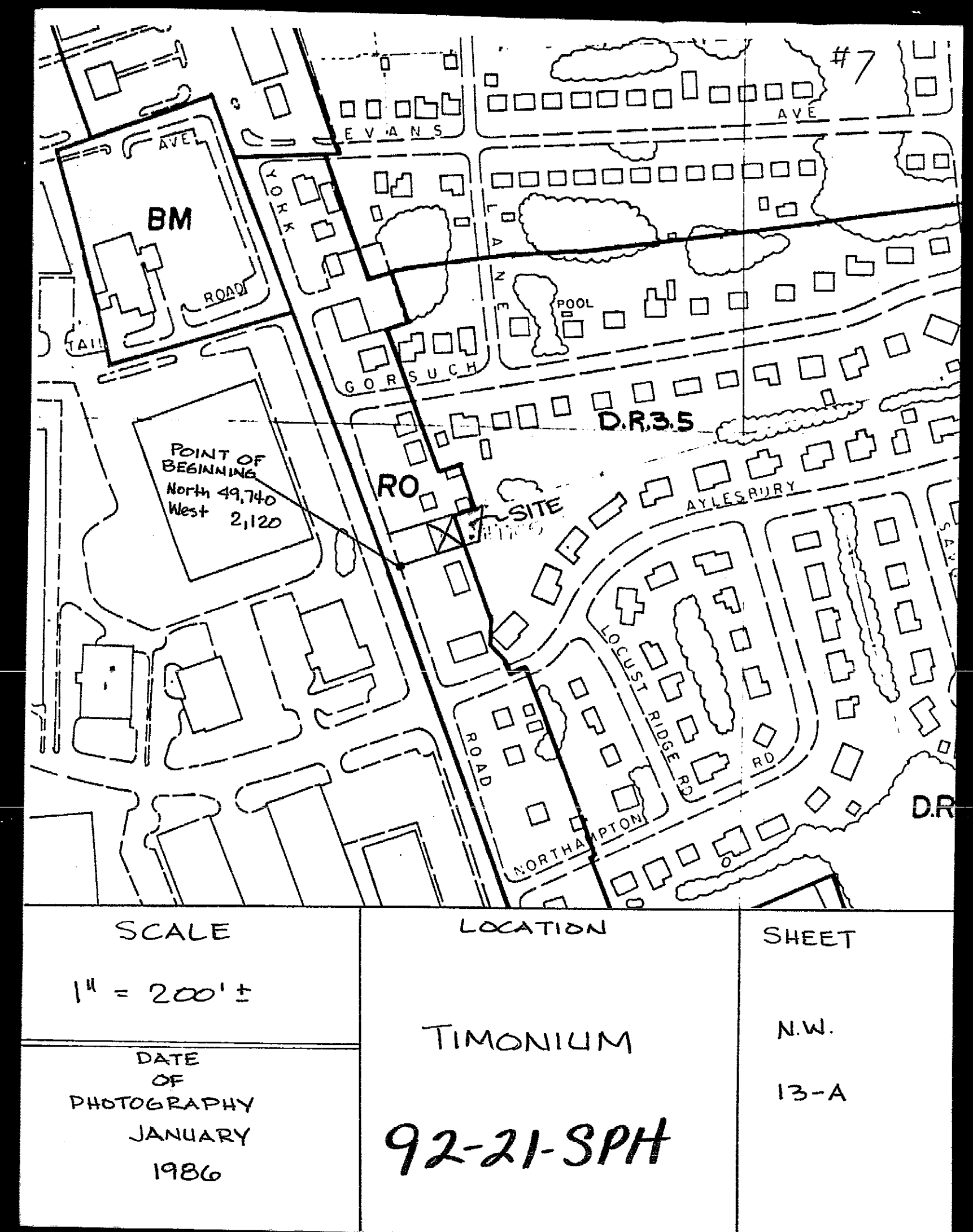
Enclosed please find a copy of the decision rendered in the above captioned matter. The Petition for Special Hearing has been granted.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

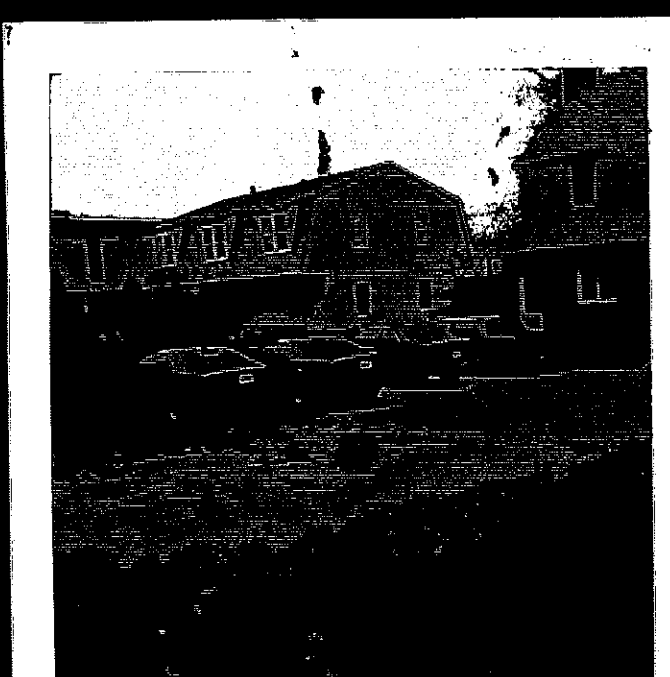
Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm  
encl  
cc: Petitioners



Monday 7-16 11:00 AM 3:00 PM  
E. Avery Harden, Esquire



Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

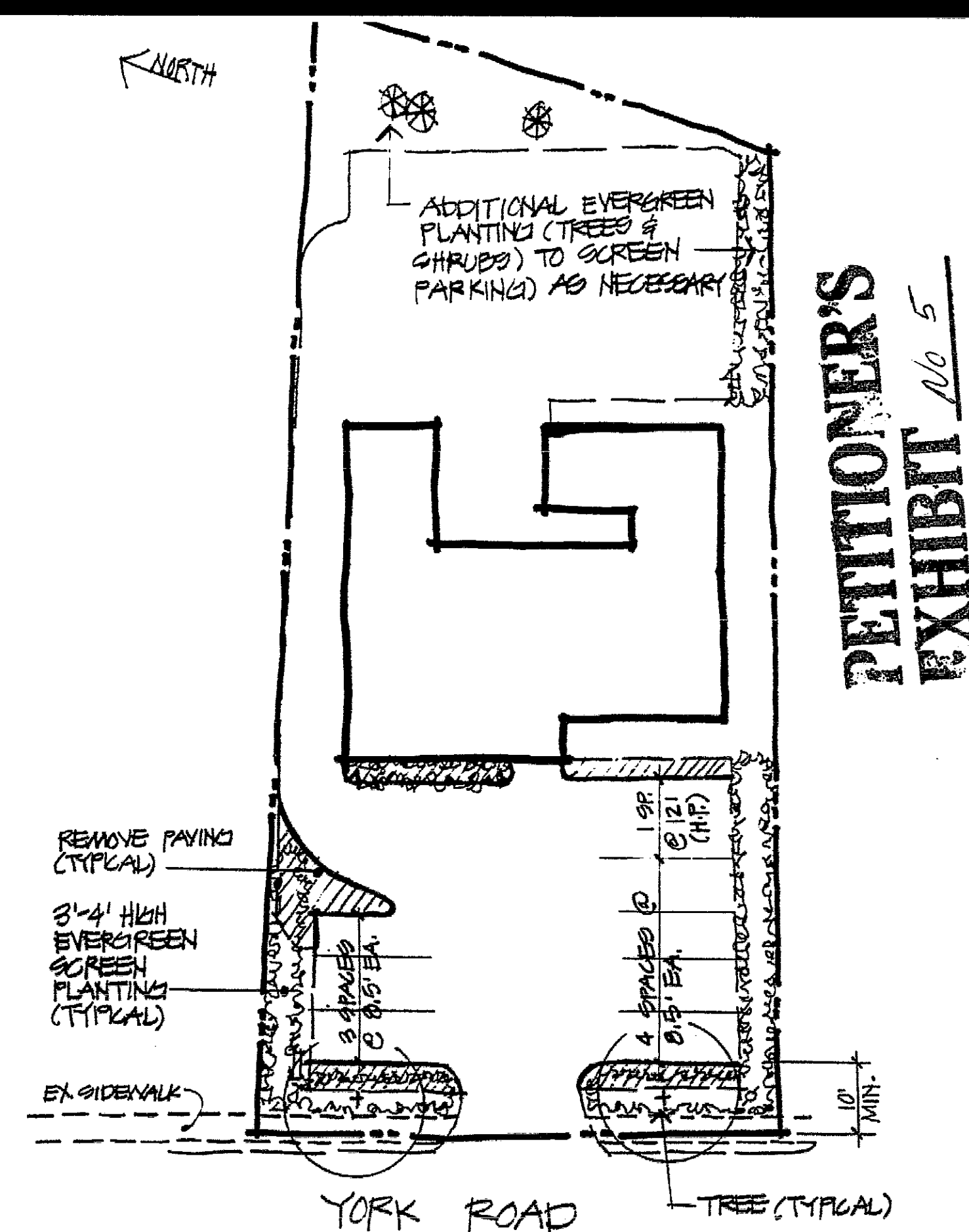
Date: 7/20/91

7/20/91

DESCRIPTION	QTY	PRICE
PUBLIC HEARING FEE	1	\$175.00
FOR SPECIAL HEARING FEE	1	\$175.00
TOTAL	2	\$350.00

04A048000SHCHRC  
Please Make Checks Payable To: Baltimore @ 002138PH07-03-91

Cashier Validation



Prepared by:  
Baltimore County  
Office of Planning & Zoning

1905 YORK ROAD  
1-24-91

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Brian McHenry, Attorney	Kingsville, 1301 York Rd Suite 401, Towson, MD 21204
Lee Blitt, law clerk	" " " "
Weerasak Limawarut	Dr. office 1905 York Rd
Weerasak Limawarut	1905 York Rd Timonium, MD 21093

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this  
31st day of July, 1991.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*James E. Webb*  
James E. Webb  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Weerasak Limawarut, et ux  
Petitioner's Attorney: Thomas E. Webb

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: September 11, 1991

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: July 30, 1991  
ITEM NUMBER: 7

- 1) The existing "Employee Parking" behind the building should be clearly indicated on the plan.
- 2) The existing handicap parking space should be removed and relocated. This is to provide for access to the parking spaces located behind the building.
- 3) The 8 ft. wide access adjacent to the building is less than the County standard width for access.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE  
AUGUST 15, 1991

TO: ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: RICHARD P. SEIM, PLANS REVIEW CHIEF,  
DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 92-21-SPH  
PROPERTY OWNER: Weerasak Limawarut, et ux

LOCATION: 237' N of centerline Aylesbury Road (50' wide), E/S York Road (#1905 York Road)  
ELECTION DISTRICT: 8th  
COUNCILMANIC DISTRICT: 4th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- ( ) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION CS.02.02, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- ( ) PARKING LOCATION ( ) RAMPS (degree slope)
- ( ) NUMBER PARKING SPACES ( ) CURB CUTS
- ( ) BUILDING ACCESS ( ) SIGNAGE
- ( ) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- ( ) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- ( ) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- ( ) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 517.0 COUNCIL BILL #192-90 ( BALTIMORE COUNTY BUILDING CODE).
- ( ) OTHER - NO COMMENT

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for July 30, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 504, 3, 7, 9, 10, 17, 18, 19, 21, 22, 23, 24, 27, 30 and 31.

For Item 20, the extension of public water, sewer and paving may be required, prior to issuance of a building permit for this lot.

For Item 26, the previous County Review Group comments are still applicable.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:4

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Lima Property, Item No. 7



The office has met with the applicant's attorney and supports the request provided the following conditions are met and continue to be complied with.

- (1) The petitioner's site plan and landscape plan shall conform to what has been agreed upon.
- (2) The applicant shall file an issue in the Comprehensive Zoning Map Process prior to October 31, 1991 for a zoning change from D-R 3.5 to R.O. on the rear portion of the property.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JLRdn

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8-15-91

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8-15-91.

TOWSON TIMES,

*S. Zake Orlean*  
S. Zake Orlean  
Publisher

895.53

IN RE: PETITION FOR ZONING VARIANCE  
NE/S York Road, 240' NW of the  
c/l of Aylesbury Road  
(1905 York Road)  
8th Election District  
3rd Councilmanic District

Weerasak Lima, et al  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 90-150-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a freestanding, double-faced, illuminated sign of 72 sq.ft. in lieu of the maximum permitted 8 sq.ft., single-faced attached sign for an existing medical office building in accordance with Petitioner's Exhibit 1.

The Petitioners, Weerasak Lima and Saleewun Limawarut, appeared, testified and were represented by William F. Monaghan, II, Esquire. Appearing as Protestants in the matter were Blanche Schultheis, and Truman and Virginia Smith.

Testimony indicated that the subject property, known as 1905 York Road, is zoned R.O. and is improved with a Class A office building used as a medical clinic. Petitioners are desirous of installing a freestanding, illuminated sign of 72 sq.ft. near the south property line as shown on Petitioner's Exhibit 1. At the hearing, a review of the record indicated said property was the subject matter of a previous zoning Case No. 80-216-XA in which the Petitioners requested a special exception and setback variances for a non-resident doctor's office. Prior to that hearing, Petitioners withdrew their request and an Order of Dismissal was issued on April 24, 1980. Subsequently, on January 6, 1982 in Case No. 82-146-A Petitioners were granted a parking variance from Section 409.2.C4 to permit parking spaces 0 feet from the street property line in lieu of the

#7

*Exhibit  
in Case #  
92-21-SPH*

111 West Chesapeake Avenue  
Towson, MD 21204

AUGUST 2, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 92-21-SPH  
237' N of c/l Aylesbury Road (50 ft. wide), E/S York Road  
1905 York Road  
8th Election District - 4th Councilmanic  
Petitioner(s): Weerasak Limawarut, et ux  
HEARING: THURSDAY, SEPTEMBER 26, 1991 at 10:00 a.m.

Special Hearing to approve the current use of the existing parking area located on the subject property as described by the revised surveyor's plat, with or without conditions such as the planting of shrubbery, or in the alternative a stay of enforcement proceedings until the applicant can file for a zoning reclassification.

*J. Robert Hines*  
J. Robert Hines  
Zoning Commissioner of  
Baltimore County

cc: Weerasak Limawarut, et ux  
Thomas E. Webb, Esq.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

92-21-SPH 887-3353

NOTIFICATION

TO: Thomas E. Webb  
Sulrite 401 Heaver Plaza  
1301 York Road  
Lutherville, Maryland 21093

Weerasak Limawarut  
Saleewun Limawarut  
1905 York Road  
Timonium, Maryland 21093

RE: Petition Item # 7

This is to advise you of this Office's recommendations for the proper filing of the above-mentioned petition.

You are not required to incorporate the recommendations listed below. But, you should realize that they are only offered to improve the case for your petition. If a continuance is necessary, it could require additional processing time and expense including re-posting and re-advertising fees.

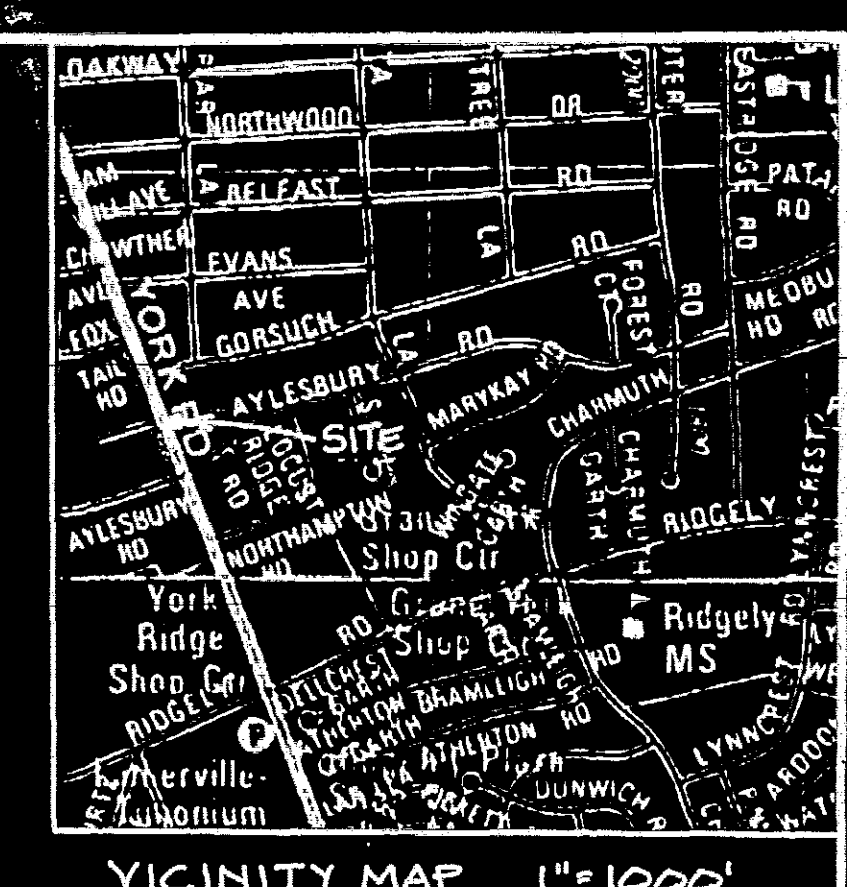
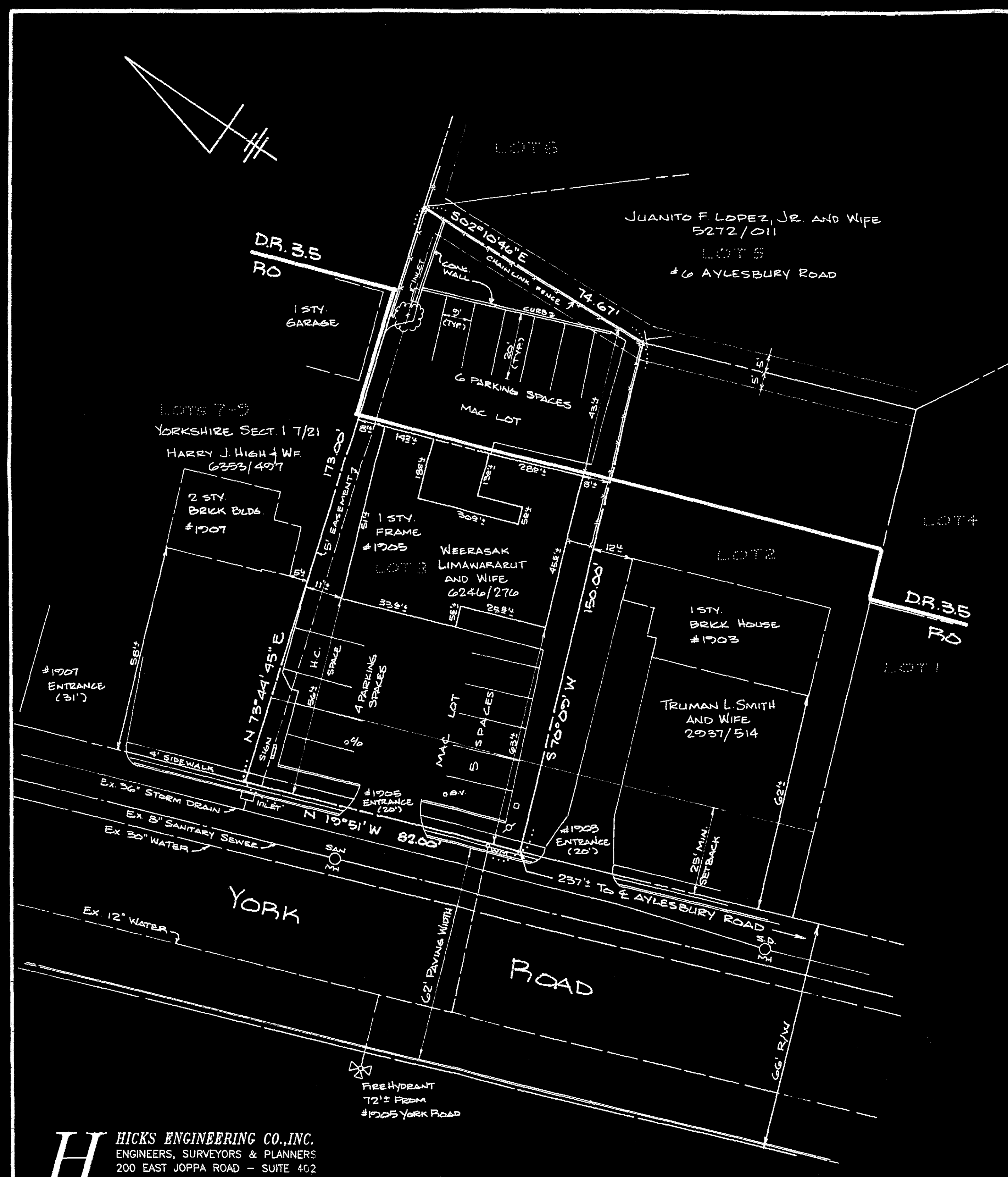
RECOMMENDATIONS:

Please provide 12 copies of a site plan that lists on the plan those restrictions that are valid from all previous hearings. Place a symbol next to these restrictions that you want to modify or remove. Address all previous hearing restrictions graphically on the site plan.

*John R. Alexander*  
John R. Alexander  
Planner





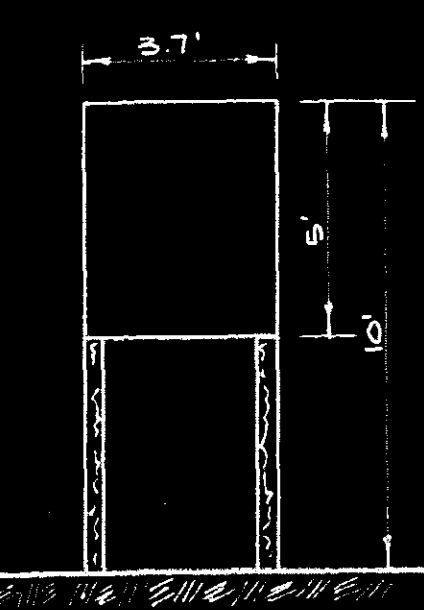


**NOTES:**

PROPERTY ZONED RD AND DR 35  
 PROPERTY: 0.23 AC ± GROSS AREA  
 RD NET AREA = 0.19 AC ±  
 DR 35 NET AREA = 0.10 AC ±  
 RD GROSS AREA = 0.19 AC ±  
 DR 35 GROSS AREA = 0.10 AC ±  
 F.A.R. 2514/12415 = 0.20  
 F.A.R. ALLOWED = 0.33

**PARKING DATA**

MEDICAL USE  
 4.5 SPACES FOR EACH 1000 SQ FT  
 2514 x 4.5 = 12 SPACES REQUIRED  
 15 SPACES SHOWN  
 TYPICAL SPACE: 5' x 20'  
 PAVING TYPE: MACADAM  
 SPACES PERMANENTLY STRIPED



EXISTING SIGN  
 ILLUMINATED  
 BOTH SIDES  
 18.5 SQ FT PER SIDE  
 37 SQ FT TOTAL

**92-21-SPH**

N.T.S.  
 BUILDING: 15' IN HEIGHT TO TOP OF PEAKED ROOF



PLAN TO ACCOMPANY ZONING  
 VARIANCE AND USE PERMIT FOR  
 1905 YORK ROAD  
 LOT 3 NORTHAMPTON PLATA 19/47  
 LIBER 6246 FOLIO 276  
 FOURTH COUNCILMANIC DISTRICT  
 EIGHTH ELECTION DISTRICT  
 BALTIMORE COUNTY, MARYLAND  
 DATE 4-25-91 SCALE 1"=20' FILE 90-008

**H** HICKS ENGINEERING CO., INC.  
 ENGINEERS, SURVEYORS & PLANNERS  
 200 EAST JOPPA ROAD - SUITE 402  
 TOWSON MARYLAND 21204